



FARMERS BRANCH

ORDINANCE NO. 2054

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A NON-PROFIT THRIFT STORE LOCATED AT 13000 JOSEY LANE, SUITE 106-A OF THE VALLEY VIEW VILLAGE SHOPPING CENTER AND WITHIN THE PLANNED DEVELOPMENT NUMBER 7 (PD-7) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a non-profit thrift store located at 13000 Josey Lane, Suite 106-A, of the Valley View Village Shopping Center and within the Planned Development Number 7 zoning district.

SECTION 2. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as herein amended and by the granting of a Specific Use Permit for a "non-profit thrift store".

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 4. If any section, paragraph, subdivision, clause, phrase, provision or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 6. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

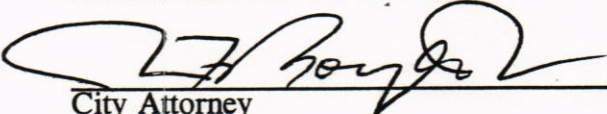
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 17th day of May, 1993.

APPROVED:




Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST



City Secretary

PLANNED DEVELOPMENT ORDINANCES (PD'S)

(Updated 05/20/99)

(A dopting ordinance listed first for each PD followed by amending ordinances)

<u>PD #</u>	<u>Ord. #</u>	<u>Date</u>	<u>Description</u>	<u>Address/Location</u>
PD-05	769	02/24/69	<u>Planned Development District -5</u> (PD-5, C) Planned Central area development permitting Commercial uses subject to the development of a site plan providing a framework for vehicular access, circulation, setback, parking and coverage standards and restricting the conversion of dwellings to business or commercial uses and requiring all new or remodeled structures to meet the building code standards. A public hearing shall be held on the framework site plan prior to its approval or adoption. <i>Incorporated into PD-31 (08/02/82, Ord. #1388) and PD-36 (08/02/82, Ord. #1393) and later PD-70 (04/04/94, Ord.#2111).</i>	South of Valley View and east of Stemmons to Rawhide Creek.
PD-05	844	04/06/70	<u>Planned Development District -5</u> (PD-5, C) Provides dev. standards for circulation and access for PD-5.	
PD-06	769	02/24/69	<u>Planned Development District -6</u> (PD-6, LR-1) Planned Shopping center development permitting LR-1 uses and subject to the provisions of Ordinance Number 564.	Shopping center, NE corner Valley View @ Josey.
PD-06	848	5/18/70	<u>Planned Development District -6</u> Amends Ord. No. 769 to indicate "Restaurant without Drive-in Service" as an allowable use requiring a specific use permit within PD-6.	
PD-07	769	02/24/69	<u>Planned Development District -7</u> (PD-7, LR-1) Planned shopping center development permitting LR-1 uses and standards and subject to the approval of a site plan and provision of access and improvements in accordance with the development standards of the City of Farmers Branch.	Shopping center, SE corner Valley View @ Josey, except for strip including service station, Seven-Eleven, and Little Caesar's Pizza adjacent to Valley View.
PD-07	2030	05/17/93	<u>Planned Development District -7</u> Indicate "non-profit thrift store" as allowed use requiring SUP.	
PD-08	146	03/17/58	<u>Farmers Branch Shopping Center</u> (Pre-PD) Changed the zoning of the described property from R-7.5 Residential to C-Commercial by special permit under Article XIV of the 09/23/57 Comprehensive Zoning Ordinance.	
PD-08	769	02/24/69	<u>Planned Development District -8</u> (PD-8, LR-1) Planned shopping center development permitting LR-1 uses and subject to the provisions of Ordinance Number 146 but eliminating therefrom the requirement for architectural design as "semi-colonial".	SW Cnr. Josey @ Valley View, south to Firestone and Tara Condominiums and including Sizzler
PD-09	769	02/24/69	<u>Planned Development District -9</u> (PD-9, MF-2) Planned apartment project permitting MF-2 uses and standards requiring an eight (8) foot masonry screening wall on all sides exposed to single-family residence areas, eliminating the previous requirement of a special permit for "semi-colonial" design and qualifying masonry construction to mean exterior masonry veneer including stucco and further subject to the approval of a site plan which provides adequate access.	Tara Condominiums, west of Josey, South of Valley View, behind Sizzler and Goodyear.